

140.A

Map

0004

Block

0072.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 596,500 /

USE VALUE: 596,500 /

ASSESSed: 596,500 /

Total Card /

596,500

Total Parcel

596,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	CORBA MASSIMILIANO
Owner 2:	
Owner 3:	
Street 1:	72 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	LIN TOM G/ANNE B -
Owner 2:	-
Street 1:	72 GLOUCESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Stucco Exterior and 1777 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7414																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	596,500			596,500
Total Card	0.000	596,500			596,500
Total Parcel	0.000	596,500			596,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	335.68	/Parcel:	335.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	587,600	0	.		587,600	587,600	Year End Roll	12/18/2019
2019	102	FV	522,100	0	.		522,100	522,100	Year End Roll	1/3/2019
2018	102	FV	461,700	0	.		461,700	461,700	Year End Roll	12/20/2017
2017	102	FV	420,900	0	.		420,900	420,900	Year End Roll	1/3/2017
2016	102	FV	420,900	0	.		420,900	420,900	Year End	1/4/2016
2015	102	FV	389,000	0	.		389,000	389,000	Year End Roll	12/11/2014
2014	102	FV	336,100	0	.		336,100	336,100	Year End Roll	12/16/2013
2013	102	FV	336,100	0	.		336,100	336,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN TOM G/ANNE	62592-309		9/6/2013		417,000	No	No		
WARING ASHLEY C	51208-419		5/22/2008		359,000	No	No		
TUTTLE RICHARD	44629-552		2/11/2005		360,000	No	No		
TUTTLE RICHARD	37074-454		11/15/2002	Family		1	No	No	
TUTTLE RICHARD	36543-493		9/27/2002	Family			No	No	MASTER DEED REFERENCE

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2014	62	Renovate	69,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
6/9/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

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BUILDING PERMITS

ACTIVITY INFORMATION

Sign:

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

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aprob

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	6 - Stucco			
Sec Wall:				%
Roof Struct:	2 - Hip			
Roof Cover:	1 - Asphalt Shgl			
Color:	BEIGE			
View / Desir:	N - NONE			

Full Bath:	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

PDAS.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1914	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G15	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 2		Baths: 1		HB						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	53.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9.0%
Economic:		9.0%
Special:		9.0%
Override:		9.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.24088347
Const Adj.:	0.99980003
Adj \$ / SQ:	365.987
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732860
Depreciation:	136312
Depreciated Total:	596548

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0004-0072.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,777	365.990	650,360	
Net Sketched Area:		1,777	Total:	650,360	
Size Ad	1777	Gross Are	1777	FinArea	1777

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

